

Windemere HOA Trustee Meeting Minutes
03/21/24

Attendees – Trustees - Ron Simmons, Ron O’Rear and Bob Gardner,

1. Opening

- Ron Simmons opened the meeting at 6:00 pm.

2. Meeting Minutes

- The previous meeting minutes were approved.

3. Financial Report

- Ron O’Rear reviewed the financial reports for the period ending 02/29/24. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$12,375.76	\$12,560.82	\$185.06
Expenses YTD	\$1,220.44	\$1,427.59	(\$207.15)
Net YTD Budget Variance			(22.09)
Cash on Hand at Month End			\$14,449.52

- The 02/29/24 financial reports were approved.

4. Cost Cutting Options

- Ron O’Rear shared an analysis of potential cost-cutting measures that could be enacted in the event we need to provide budget relief at a later date. Since the options offering the greatest leverage related to services that would be provided in the fall, the Trustees agreed to table the topic until fall.

5. Annual Fee Remittance Status

- Ron O’Rear reported that payments have been received for all 76 properties. Ron pointed out that 55 (72%) of the 76 properties paid using the return envelope that was provided with the billing notice.

6. Plan Review Committee Report

- Ron Simmons reported that he received one request in February related to the proposed addition of a swing set. Ron communicated with the applicant to verify there were no obvious issues (e.g., drainage) connected with the addition, and to communicate approval based on the applicants’ responses. No other requests were received or are in progress.

7. Annual Audit

- Ron O’Rear shared copies of the annual audit report and tax return for year-ending 2023. The audit reported did not include any adverse findings.

8. Welcome Packages for New Homeowners

- Bob Gardner reported that he has not delivered the welcome packet to the new homeowners at 207 Stratford Lane as he has not seen evidence of occupancy to date. Bob will continue to monitor the situation and make delivery as soon as possible.

9. Beaver Creek Planning Commission Meeting

- Bob Gardner reported on the results of the recent Beaver Creek Planning Commission meeting relative to the zoning change request submitted by RaceTrac. The central issue during the meeting related to the possible inclusion of long-haul trucks (i.e., 18 wheelers) at the facility. After approximately 3 hours of discussion, the panel voted to recommend approval of the zoning change request with the provision that big trucks be prohibited. The recommendation will be considered by the Beaver Creek Town Council on 3/25 for a formal decision on the matter.

10. Abby Lane Entrance Electrical Repair

- Ron O’Rear reported that the repairs for the Abby Lane entrance lighting have been completed. Ron indicated the \$448 expense was an unplanned item that can be absorbed without threatening the budget.

Windemere HOA Trustee Meeting Minutes
03/21/24

11. Converting Entrances to Solar Power

- Ron O'Rear introduced the possibility of replacing the existing irrigation and lighting electrical systems with solar systems. Ron indicated the payback period may be as short as a couple of years. However, there isn't enough information related to useful life and equipment replacement costs to make an accurate determination at this time. After a brief discussion, the Trustees agreed that this is something that should be addressed at the next annual meeting.

12. Mowing Contractor Selection

- Ron O'Rear shared 2 contractor bids for mowing services. After a brief discussion, the Trustees agreed to offer the contract to Alpha Turf.

13. Entrance Flowers

- Ron O'Rear reported that Karen DeVite agreed to coordinate the planting of flowers at both entrances this spring.

14. Neighborhood Garage Sale

- Ron O'Rear reported that Krystle Burris agreed to coordinate a community garage sale over the weekend of May 10th. Ron agreed to distribute an email announcement to the Windemere community.

15. Other Business

- None

16. Closing & Next Meeting

- Next Trustee Meeting – is set for Thursday, 04/18/24 at 6pm at Bob Gardner's home.
- Ron Simmons closed the meeting at 7:05 pm.

Prepared by Bob Gardner
03/22/24